

**Cecil Township Planning Commission Meeting Notes**  
**June 18, 2020 – 7:00 P.M.**

**I. Call to order**

The Cecil Township Planning Commission met on Thursday, June 18, 2020, at 7:00 P.M. The members in attendance were as follows: Walter Krasneski, Jason Krut, David Coldren, Barbara Hamilton and Loren Anderson. Others in attendance included Dan Deiseroth from The Gateway Engineers, Jacque King, Cecil Township Planning Director and Assistant Township Manager, and interested parties.

**II. Approval of Minutes**

- February 20, 2020

Motion: Ms. Hamilton

Second: Mr. Anderson

**Aye:** Mr. Krasneski, Mr. Krut, Mr. Coldren, Ms. Hamilton, Mr. Anderson

**III. Old Business**

**1.) Application # 2019-0029: Bella Sera Barn No. 1 (Site Plan)**

- Applicant: Capps Development, LLC
- Location: 414 Morganza Road  
Parcel ID#: 140-014-00-00-0016-00  
I-1 Light Industrial Zoning District
- Presenter: Greg Banner, P.E., Key Environmental, Inc.

Mr. Coldren made a motion to approve the Bella Sera Barn No. 1 Site Plan contingent upon addressing the comments as noted in the letter from The Gateway Engineers dated June 15, 2020. The motion was seconded by Ms. Hamilton.

**Aye:** Mr. Krasneski, Mr. Krut, Mr. Coldren, Ms. Hamilton, Mr. Anderson

**IV. New Business**

**1.) Application #2020-0006: Sossi-Galley Subdivision Plan**

- Applicant: J. R. Gales & Associates, Inc., Agent for Property Owners, Alfred & Maria Sossi and Carl Allen, Jr. & Annette Irene Galley
- Location: 8 and 20 Charles Street, Cecil, PA 15321  
Parcel ID #'s: 140-007-03-05-0016-00 & 140-007-03-05-0015-01  
R-2 Medium Density Residential Zoning District

- Presenter: Alfred & Maria Sossi

Mr. Anderson made a motion to approve the Sossi-Galley Subdivision Plan. The motion was seconded by Mr. Krut.

**Aye:** Mr. Krasneski, Mr. Krut, Mr. Coldren, Ms. Hamilton, Mr. Anderson

**2.) Application #2020-0013: Twigger Subdivision No. 1 (Lot Line Revision)**

- Applicant: James and Rebecca Twigger
- Location: 486 Swihart Road, McDonald, PA 15057  
Parcel ID #'s: 140-008-00-00-0048-01 and 140-008-00-00-0048-06  
R-1 Low Density Residential Zoning District
- Presenter: Kerry Krider, HMT

Mr. Krut made a motion to approve the Twigger Subdivision No. 1. The motion was seconded by Mr. Anderson.

**Aye:** Mr. Krasneski, Mr. Krut, Mr. Coldren, Ms. Hamilton, Mr. Anderson

**3.) Application #2020-0017: Arrigoni Subdivision Plan**

- Applicant: Richard Arrigoni
- Location: 218 Georgetown Road, Canonsburg, PA 15317  
Parcel ID #'s: 140-012-00-00-0068-03 & 140-012-00-00-0067-00  
I-1 Light Industrial Zoning District
- Presenter: Kerry Krider, HMT

Ms. Hamilton made a motion to approve the Arrigoni Subdivision Plan. The motion was seconded by Mr. Krut.

**Aye:** Mr. Krasneski, Mr. Krut, Mr. Coldren, Ms. Hamilton, Mr. Anderson

**4.) Application # 2020-0008: Fairfield Southpointe Lot 3 Land Development Site Plan**

- Applicant: Fairfield Southpointe, LP
- Location: 103 Progress Lane, Canonsburg, PA 15317  
Parcel ID#: 140-011-06-00-0003-00  
C-1 General Commercial Zoning District
- Presenter: Michael Salai, Wind Ridge Engineering

Mr. Anderson made a motion to approve the Fairfield Southpointe Lot 3 Land Development Site Plan contingent upon addressing the comments as noted in the letter from The Gateway Engineers dated June 17, 2020. The motion was seconded by Mr. Coldren.

**Aye:** Mr. Krasneski, Mr. Krut, Mr. Coldren, Ms. Hamilton, Mr. Anderson

**5.) Application #2020-0010: Range Resources Connor Samuel Well Site Conditional Use**

- Applicant: Range Resources
- Location: Grange Road, McDonald, PA 15057  
Parcel ID #'s: 140-004-00-00-0025-00 and 140-005-00-00-0009-00  
R-1 Low Density Residential Zoning District
- Presenter: Jocelyn Ebert, Range Resources
- Plan Reviewer: John Heyl, LSSE

Mr. Krut made a motion to approve the Range Resources Connor Samuel Well Site Conditional Use contingent upon addressing the comments as noted in the letter from Lennon Smith Souleret dated June 17, 2020 and the following additional condition: constructing sound attenuating walls. The motion was seconded by Ms. Hamilton.

**Aye:** Mr. Krasneski, Mr. Krut, Mr. Coldren, Ms. Hamilton, Mr. Anderson

**6.) Application #2020-0011: Range Resources Schultz Bernard Well Site Conditional Use**

- Applicant: Range Resources
- Location: Galati Road, McDonald, PA 15057  
Parcel ID #: 140-003-00-00-0001-00  
R-1 Low Density Residential Zoning District
- Presenter: Jocelyn Ebert, Range Resources
- Plan Reviewer: John Heyl, LSSE

Mr. Coldren made a motion to approve the Range Resources Shultz Bernard Well Site Conditional Use contingent upon addressing the comments as noted in the letter from Lennon Smith Souleret dated June 17, 2020 and the following additional condition: constructing sound attenuating walls. The motion was seconded by Mr. Krut.

**Aye:** Mr. Krasneski, Mr. Krut, Mr. Coldren, Ms. Hamilton, Mr. Anderson

**7.) Application #2020-0020: ViaSat Dish Facility Conditional Use**

- Applicant: Selective Site Consultants, Agent for ViaSat
- Location: 7 Ridge Street, Canonsburg, PA 15317  
Parcel ID #: 140-011-00-00-0042-01  
R-1 Low Density Residential Zoning District
- Presenter: Randy S. Jones, ViaSat

Mr. Anderson made a motion to approve the ViaSat Dish Facility Conditional Use contingent upon addressing the comments as noted in the letter from The Gateway Engineers dated June 17, 2020 and the following additional condition: obtaining all seventeen (17) required waivers. The motion was seconded by Mr. Krut.

**Aye:** Mr. Krasneski, Mr. Krut, Mr. Coldren, Ms. Hamilton, Mr. Anderson

**8.) Application #2020-0009: ViaSat Dish Facility Site Plan**

- Applicant: Selective Site Consultants, Agent for ViaSat
- Location: 7 Ridge Street, Canonsburg, PA 15317  
Parcel ID #: 140-011-00-00-0042-01  
R-1 Low Density Residential Zoning District
- Presenter: Randy S. Jones, ViaSat

Mr. Coldren made a motion to approve the ViaSat Dish Facility Site Plan contingent upon addressing the comments as noted in the letter from The Gateway Engineers dated June 17, 2020 and the following additional condition: obtaining waivers from all seventeen (17) residential structures. The motion was seconded by Ms. Hamilton.

**Aye:** Mr. Krasneski, Mr. Krut, Mr. Coldren, Ms. Hamilton, Mr. Anderson

**V. Ordinances and Amendments**

- No ordinances or amendments

**VI. Correspondence and Announcements**

- No correspondence or announcements

**VII. Discussion**

- No discussion

**VIII. Adjournment**

8:22 P.M.